

Electronically Received 10/20/2023 09:44 AM

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6

FILED
Superior Court of California
County of Los Angeles
10/23/2023

David W. Slayton, Executive Officer / Clerk of Court
By: M. Fregoso Deputy

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8 **SUPERIOR COURT OF THE STATE OF CALIFORNIA**
9 **COUNTY OF LOS ANGELES**

10 XIN CHEN, an individual; and BRIAN
11 CHIANG, an individual; individually and on
12 behalf of all others similarly situated;

13 Plaintiffs,

14 vs.

15 GHP MANAGEMENT CORPORATION, a
California corporation, *et al.*

16 Defendants.
17

Case No.: BC 713402

(Related Case No. 19STCV03833)

Assigned for All Purposes to:
The Hon. Elihu M. Berle, Dept. 6

**[PROPOSED] ORDER CORRECTING
PRELIMINARY APPROVAL ORDER
NUNC PRO TUNC**

Date: October 23, 2023
Time: 8:30 a.m.
Dept.: 6 (Spring Street)

Action Filed: July 13, 2018
Trial Date: None Set
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1 **ORDER**

2 The Unopposed Ex Parte Application (the “Application”) of Plaintiffs Xin Chen, Brian
3 Chiang, and Kierney Waldron (“Plaintiffs”) to Correct Preliminary Approval Order *Nunc Pro*
4 *Tunc* came before the Court on October 23, 2023. Having considered the moving papers and the
5 evidence submitted, and finding good cause, the Court hereby ORDERS as follows:

6 1. The Court finds that due to a clerical error, the Order Granting Preliminary
7 Approval of Class Action Settlement (“Preliminary Approval Order”) dated September 1, 2023,
8 does not conform to the version tentatively approved by the Court on August 24, 2023. Due to
9 inadvertence, the executed version contains extraneous language that is inconsistent with the
10 parties’ Class Action Settlement Agreement, the version of the Preliminary Approval Order
11 tentatively adopted by the Court, and the Class Notice distributed to class members. The
12 extraneous language is inconsistent with the Court’s intended ruling but makes no substantive
13 change to the meaning of the Preliminary Approval Order.

14 2. Accordingly, the Court hereby GRANTS Plaintiffs’ Application and corrects the
15 Preliminary Approval Order *nunc pro tunc* as of September 1, 2023.

16 3. The following language is hereby deleted from Paragraph 3 of the Preliminary
17 Approval Order: “of apartment buildings or complexes owned or managed by Defendants, or
18 any of them.” Accordingly, the class definition set out at Paragraph 3 of the Preliminary
19 Approval Order shall now read in full as follows:

20 All former tenants of Defendants who moved out during the Class
21 Period from whom Defendants withheld more than \$125.00 of their
security deposits other than for Unpaid Rent and Utilities.

22 4. Other than as corrected above, the Preliminary Approval Order shall remain in full
23 force and effect.

24 **IT IS SO ORDERED**

25 Dated: Feb 14 2024



Elihu M. Berle

The Honorable Elihu M. Berle
JUDGE OF THE SUPERIOR COURT

Elihu M. Berle / Judge

1 **PROOF OF SERVICE**

2 I am employed in the County of Los Angeles, State of California. I am over the age of 18 and
3 not a party to the within action; my business address is: 355 South Grand Avenue, Suite 2450, Los
4 Angeles, CA 90071.

5 On October 20, 2023, I served the following document(s):

6 **[PROPOSED] ORDER CORRECTING PRELIMINARY APPROVAL ORDER *NUNC***
7 ***PRO TUNC***

8 on interested parties in this action by electronic service as described below.

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20 **BY ELECTRONIC SERVICE:** Pursuant to Code of Civil Procedure § 1010.6 and the
21 Court’s Order directing service via CaseAnywhere, I caused the documents to be sent to the persons
22 at the notification addresses listed above using the CaseAnywhere electronic service platform.

23 I declare under penalty of perjury under the laws of the State of California that the
24 above is true and correct. Executed on October 20, 2023

25 _____
26 Damion Robinson
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